

Country Real Estate

AUCTION

Saturday, June 6th, 2020 at 10a.m.

15822 Campbell Bridge Rd, Wooldridge, MO

Auctioneer's Note: Brent and Debbie have made this property their home and place of business for many years. They have decided to downsize and relocate and therefore will be offering the following real estate and personal property for sale at auction. Please plan to attend. **Directions:** From I-70 East of Boonville take exit #111 MO-179 towards Wooldridge. Take MO-179 South approximately 5 miles, then turn right on Campbell Bridge Rd. Watch for signs day of sale. **Terms:** Cash, valid check, Master Card/Visa (5% convenience fee) with proper ID. Not responsible for accident, theft or errors in advertising, statements made day of auction take precedence over ads and printed material. For additional info go to www.martinauctioncompany.com or call Cody at 660-888-3460.

Real Estate

3 bedroom, 2 bath country home situated on 3.1 acres m/l. This 2016 square foot home is ideally located just a short commute from Columbia or Boonville. The home was built in 1940 and features a quaint country style kitchen and dining room with French doors leading into the family room engulfed by natural light. The main level of the home has 2 bedrooms with sizable closets, an office as well as 2 bathrooms. The partially finished basement features an additional room that could be used as a bedroom, game room, craft room or a variety of other uses. The upper level of the home is an unfinished 1/2 story that holds unlimited opportunity. In addition, the home features a covered front porch and sizable deck. Other amenities to the property include a 5-bay garage/workshop. If you are looking for peaceful country living, this property is a must see. For more information or private viewing contact Cody Martin at 660-888-3460 or Teresa Martin at 660-888-9518.

Real Estate Terms: \$10,000 down day of sale (non-refundable) in the form of personal check with bank letter or certified funds, balance due at closing within 45 days. The sellers are extremely motivated to sell but reserve the right to accept the final bid.

Real Estate Sells at 11a.m.



**COUNTRY HOME
3.1 Acres m/l**

Personal Property

TRACTOR - MOWER

John Deere 2210, 25hp Utility Tractor w/ Loader, 180 Hrs - Frontier Brush Hog

AUTOMOTIVE & SHOP RELATED ITEMS

Rotary 9000lb Automotive Lift - Rotary 7000lb Automotive Lift - Various Transmission Cores - Central Pneumatic Sandblast Cabinet 40lb. Capacity - Ammco Brake Lathe - Vintage Sun Oscilloscope - T-Tech Transmission Flusher - Artic Cat 250
4-Wheeler - Kawasaki Bayou 220 4-Wheeler - Various Car Parts - Misc. Tools - Step Ladder - Truck Bed Trailer - Cleaned Oil - Various Tires

FURNITURE

Oak Secretary Bookcase - White Pnd Pie Safe - Harvest Table - Cain Bottom Ladder Back Chairs - Upholstered Chairs - White Pnd Buffet - Leather Sofa & Love Seat w/ Ottoman - Paisley Upholstered Arm Chair - Red Pnd 2 Drawer Chest - Cedar Chest - Chest of Drawers - Rustic Bar Stools(3) - White Pnd Bookcase - Secretary Desk - File Cabinets - Wooden Child's Chair - Pnd Buffet Converted Sink

OUTDOOR & UTILITY

Fire Chief Mod 1100 Wood Stove - Schwinn Bike - United Standard Hydroquad Water Softener - Sm Pepsi Machine - New Shower Enclosure - Duct Pipe - Weed Eaters - Cream Cans - Planters - Patio Furniture

COLLECTIBLES, HOUSEHOLD & HOME DÉCOR

Silver & Other Collectible Coins - Paper Currency - Foreign Currency - Wooden Coke Crate - Storybook Dolls & Accessories - Ruby Red - At-waterkent Radio - Gilbert Mantle Clock - Swords - CDs - DVDs, VHS - Office Supplies - Various Linens - Various Home Décor - Xmas Décor - Various Kitchenwares



Sellers: Brent & Debbie Hill

Martin Auction

**M+A+C
Company**

For a complete listing and large selection of photos visit our website.

www.martinauctioncompany.com

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